151.0	0002	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,800 / 776,800
					USE VALUE:	776,800 / 776,800
					ASSESSED:	776,800 / 776,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH JOANNE M & KIRK W
Owner 2:	
Owner 3:	
Street 1:	37 BUENA VISTA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	230,800		546,000	776,800
Total Card	0.201	230,800		546,000	776,800
Total Parcel	0.201	230,800		546,000	776,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.99 | /Parcel: 458.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,800	0	8,750.	546,000	776,800	776,800	Year End Roll	12/18/2019
2019	101	FV	198,900	0	8,750.	511,900	710,800	710,800	Year End Roll	1/3/2019
2018	101	FV	198,900	0	8,750.	423,200	622,100	622,100	Year End Roll	12/20/2017
2017	101	FV	198,900	0	8,750.	389,000	587,900	587,900	Year End Roll	1/3/2017
2016	101	FV	198,900	0	8,750.	354,900	553,800	553,800	Year End	1/4/2016
2015	101	FV	197,900	0	8,750.	348,100	546,000	546,000	Year End Roll	12/11/2014
2014	101	FV	197,900	0	8,750.	323,500	521,400	521,400	Year End Roll	12/16/2013
2013	101	FV	197,900	0	8,750.	307,800	505,700	505,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11857

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
W. SMITH/M. SMI	1186-37		4/16/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2011	1528	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
3/13/2009	Inspected	189	PATRIOT
1/12/2009	Entry Denied	372	PATRIOT
1/14/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	80.	0.78	9									546,000						546,000	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 546,000 | Spl Credit | Total: 546,000

User Acct

100189

GIS Ref

GIS Ref

Insp Date

04/14/18

!11857!

PRINT

Date	Time
12/11/20	01:59:24

LAST REV

Date	Time
04/27/18	08:50:23

ekelly

USER DEFINED

Prior Id # 1:	100189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313569
Depreciation:	82782
Depreciated Total:	230787

COMMENTS

HAS WALKUP ATTIC BUT HAS NO HEAD ROOM
SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

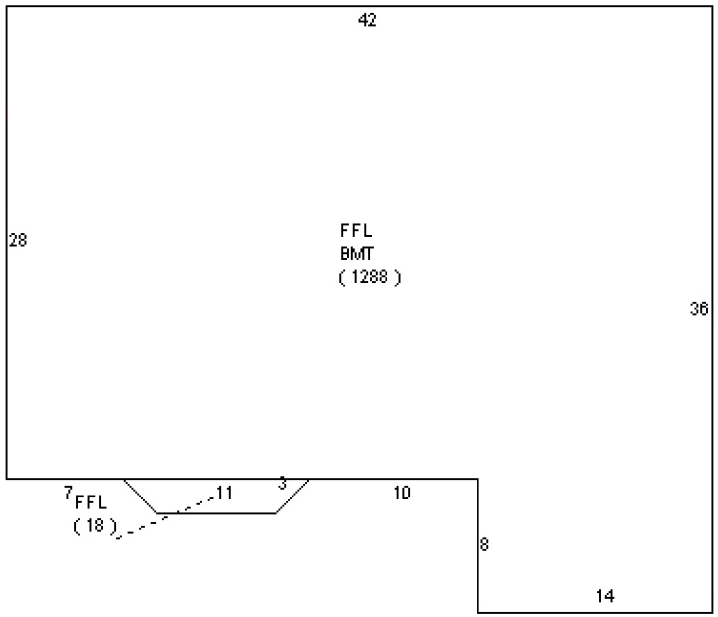
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.60
Special Features:	0	Val/Su Net:	88.97
Final Total:	230800	Val/Su SzAd	176.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,306	127.600	166,649
BMT	Basement	1,288	45.750	58,920

Net Sketched Area:	2,594	Total:	225,569
Size Ad	1306	Gross Are	2594	FinArea	1692
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

151.0-0002-0031.0

IMAGE

AssessPro Patriot Properties, Inc